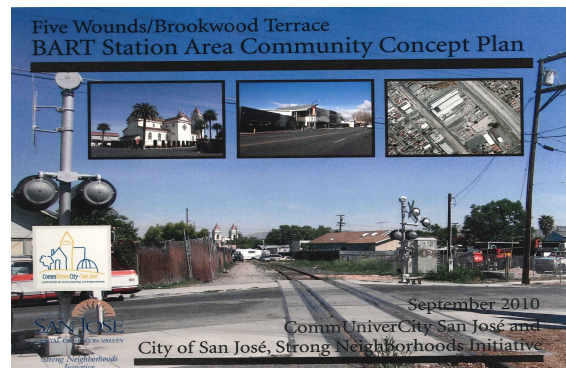


## Five Wounds Village Planning Community Meeting Update



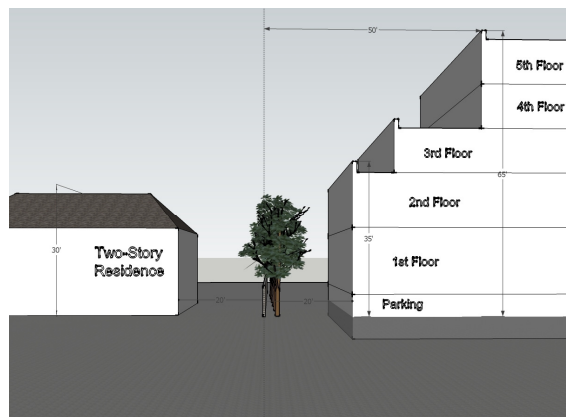
Since the March Task Force Meeting, staff has been working with the Five Wounds Community and CommUniverCity on the development of four Urban Village Plans for the Five Wounds area. The four Urban Village planning areas are: The Five Wounds BART Station Area; East Santa Clara Street between Coyote Creek and US 101; Alum Rock between US 101 and King Road; and 24<sup>th</sup> and William Streets. The Five Wounds BART Station and 24<sup>th</sup> and William Street Urban Village areas include a planned trail on the former Western Pacific Railroad line.

The Draft Plans will be completed in the fall with City Council consideration of the Plans anticipated in January of 2012. These four Plans will be the first Urban Village Plans considered by the City Council. To help fund staff to complete these four Urban Village Plans, the City applied for, and received a grant from the Health Trust for \$50,000.



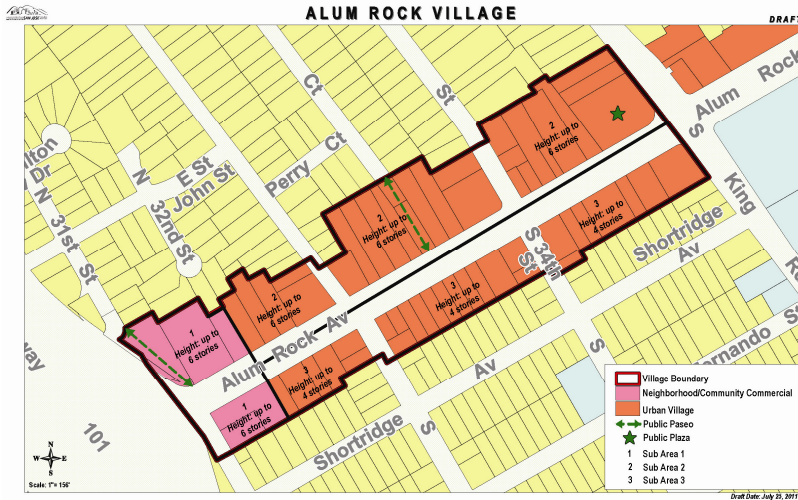
The planning process has included two dedicated community meetings, with an additional meeting planned for the fall. The four Urban Village Plans will build upon the work of the *Envision San José 2040* General Plan to implement the Plan's growth strategy for this area.

At the July 26, 2011 community meeting, City staff introduced conceptual land use plans for the four Urban Village areas. The Urban Village Plans identified specific land uses, circulation and transportation improvements, new or improved parks and open spaces, public infrastructure improvements, and specific development standards such as number of stories, or size of setbacks, where applicable.



The Urban Village plans will accommodate the planned Envision jobs and housing growth capacity added to the existing housing units and employment square footage. In the Envision General Plan, the Alum Rock and East Santa Clara Urban Villages are in Horizon 1; the Five Wounds BART Urban Village is in Horizon 2; and the 24<sup>th</sup> and William Streets Urban Village is in Horizon 3. The Five Wounds BART and 24<sup>th</sup> & William Streets Urban Village plans include proposed interim land use designations tied to scheduled completion of the Five Wounds BART station. Staff has summarized below the highlights of the proposed land use plans, including community input, for all four village areas that were presented at the last community meeting.

## ALUM ROCK URBAN VILLAGE AREA (BRT line)



### Planned Growth Capacity

New Commercial / Office  
approx. 200,000 sq ft

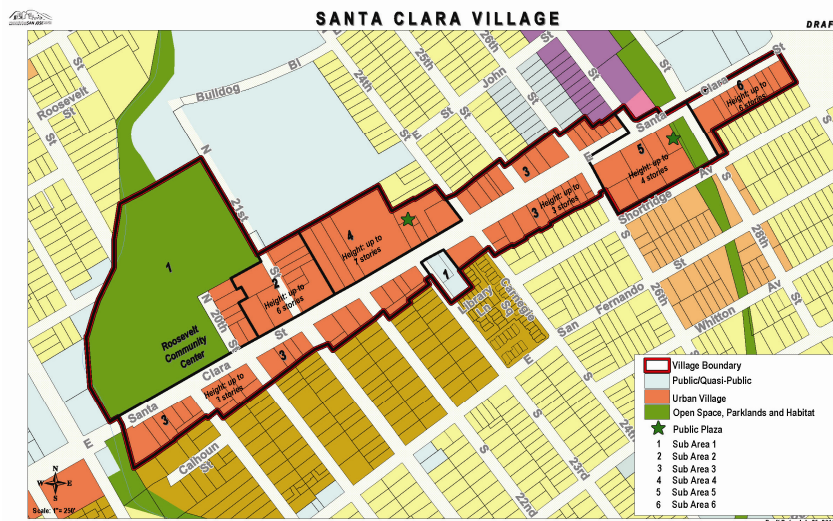
New Housing  
310 units

### Highlights of the Proposed Land Use Plan:

- Relatively higher density commercial and commercial/residential mixed-use development.
- Commercial uses focused at Village Gateway/adjacent to US 101
- Public or publicly-accessible plazas and pedestrian paseos
- Buildings of up to 6 stories on north side of Alum Rock Ave
- Buildings generally up to 4 stories on the south side of Alum Rock Ave.
- Pedestrian oriented and pedestrian scale development

The community expressed concern that six-story buildings would be too tall for this area, especially with the shadows from these tall building during the winter months. They commented that low rise structures with limited commercial uses would be more appropriate.

## EAST SANTA CLARA VILLAGE AREA (BRT Line)



### Planned Growth Capacity

New Commercial / Office  
approx. 530,000 sq ft

New Housing  
650 units

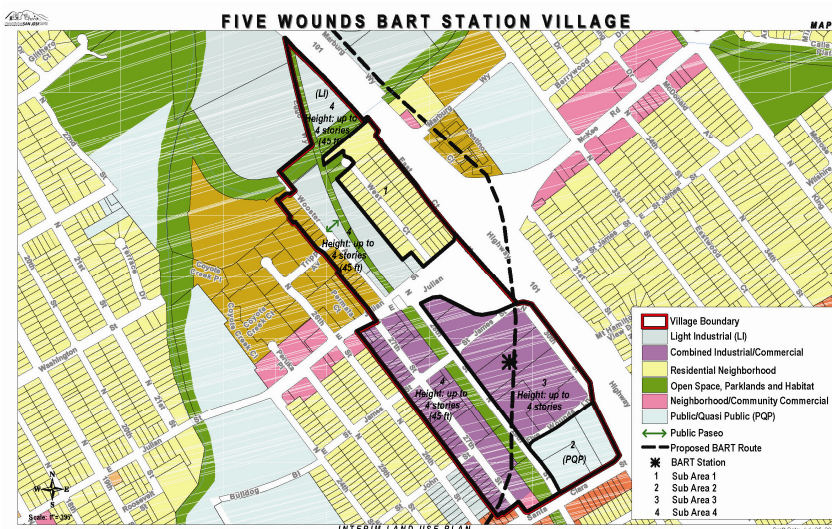


### Highlights of the Proposed Land Use Plan:

- Relatively higher density commercial and commercial/residential mixed-use development.
- Maximum building height to vary between 3 and 7 stories
- Public or publicly-accessible plazas
- Pedestrian oriented and pedestrian scale development

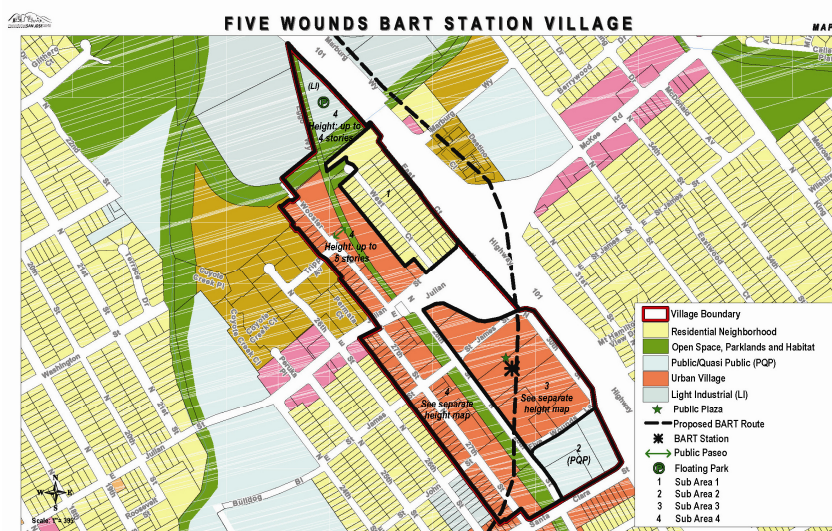
Some of the community members expressed concern over the allowed heights in some of the subareas within the plan. One suggestion was to limit the height of buildings opposite the Five Wounds Church to three stories; and another was to increase the heights in one of the subareas from four to six stories. In general, the community wanted a more pedestrian-friendly and pedestrian-accessible area, specifically encouraging access to the village area from the school site, providing a bridge connection at 19<sup>th</sup> and Santa Clara streets, and traffic calming features along 23<sup>rd</sup>, 24<sup>th</sup> and 25<sup>th</sup> Streets. The community also had several detailed design comments such as possible architectural style and features, and interest in creating community identification structure.

## BART VILLAGE AREA: Horizon 2 (Triggered by BART)



### Interim Land Use Plan

Maintain existing uses and business operations



### Phase II Land Use Plan After BART Station Trigger

### Planned Growth Capacity

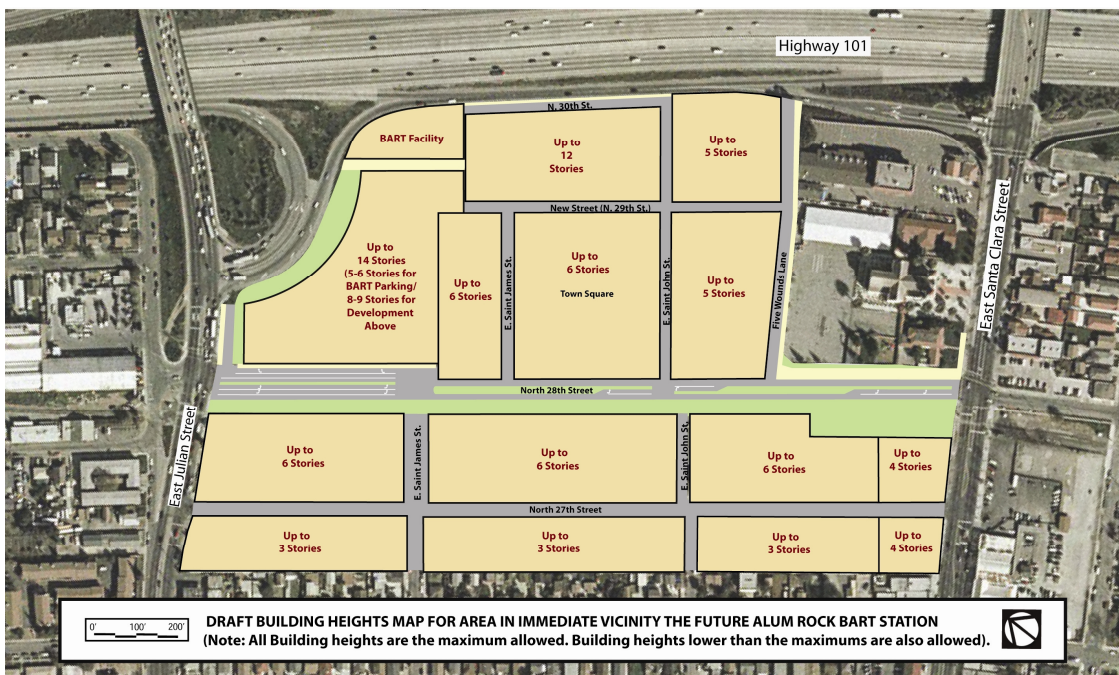
New Commercial / Office  
approx. 1,420,000 sq ft.

New Housing  
672 units

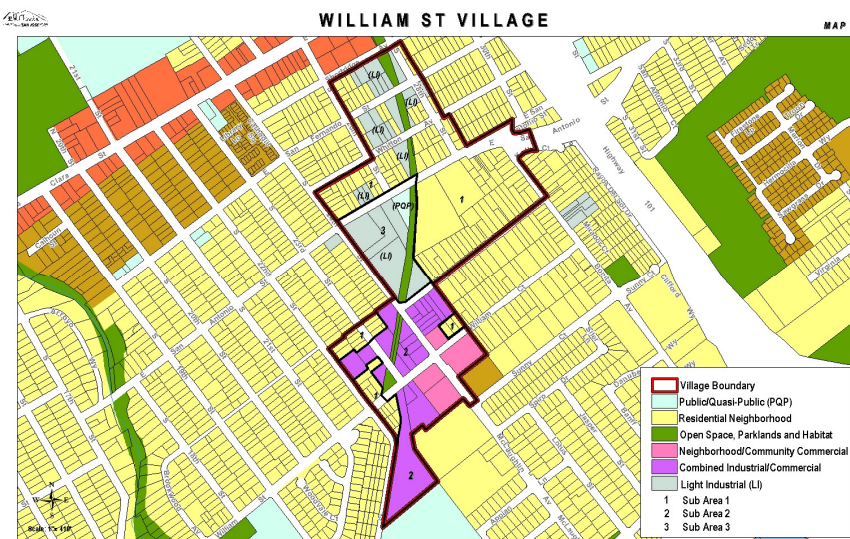
### Highlights of the Proposed Land Use Plan:

- Significant new development focused within BART Station Area.
- Employment destination that includes the integration of housing.
- Significant open space and pedestrian paseos.
- Town square bordered by new mixed-use development.
- Maximum building heights established to preserve the view of the Five Wounds Church, respect existing neighborhood, and provide buffer to the freeway.

Some of the comments were to reduce the height near Julian and 30<sup>th</sup> streets, increase the height over the garage area and have a wider range of residential uses including senior housing.



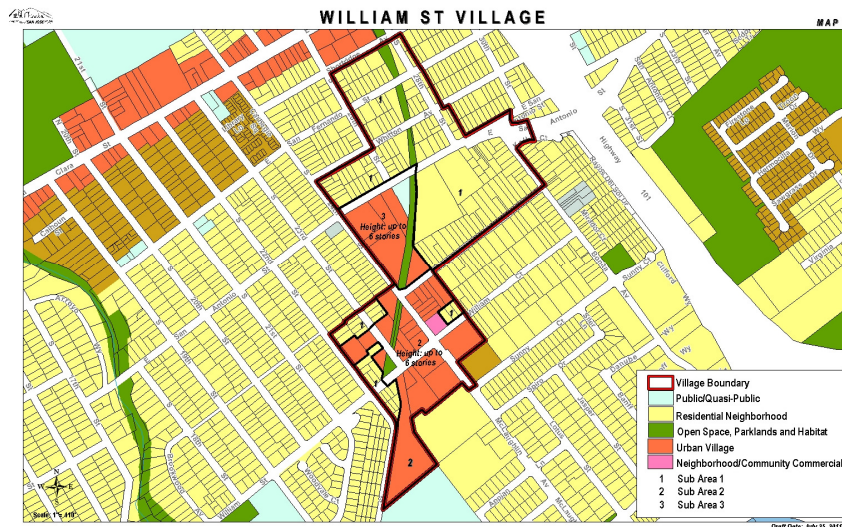
### 24<sup>th</sup> and WILLIAM VILLAGE AREA: Horizon 3 (Triggered by BART)



#### Interim Land Use Plan

Maintain existing uses and business operations





Phase II Land Use Plan  
After BART Station  
Trigger met

Planned Growth  
Capacity

New Commercial / Office  
approx. 130,000 sq ft

New Housing  
217 Units

#### Highlights of the Proposed Land Use Plan:

- Higher density development focused around 24th and William streets and along future Rail Trail
- Building height of up to six stories
- Pedestrian oriented and pedestrian scale development
- Preservation of historic house at the northeast corner of 24th and William Streets

Some of the community comments were related to limiting building heights south of Peach Court to 3-4 stories because taller buildings would not be compatible with the surrounding neighborhood. There were mixed comments on the proposed scale of development in some of the areas such as for the property south of William Street and east of the trail right-of-way. On the south side of Santa Clara between 24<sup>th</sup> and 26<sup>th</sup> streets, some community members thought building height could be increased to four stories. One member wanted clarification on how new development had to be tied to BART's schedule and progress.

Additional concerns were raised that the intersection of 24<sup>th</sup>/Peach Court needs to be improved to reduce the present high collision rate and to provide a better pedestrian and bicycle trail crossing. One community member expressed that the area bounded by 26<sup>th</sup> Street, Shortridge Avenue, 28<sup>th</sup> Street and East San Antonio Street should be redesignated for mixed-use residential/commercial uses from the existing industrial use. The community members also provided several comments on the architectural style and site-specific design comments, especially along the trail.